

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

- SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
- DATE:** Thursday, February 16, 2023
- TIME:** 7:00 p.m. (Doors will open at 6:30)
- PLACE:** **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 SOUTH WISCONSIN DRIVE, JEFFERSON, WI 53549**
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: February 16, 2023 at 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order

The meeting was called to order by Supervisor Nass at 7pm.

2. Roll Call

Supervisors Nass, Poulson, and Foelker were present at 7pm. Supervisor Richardson was present via Zoom at 7:05. Supervisor Jaeckel was absent. Also in attendance was Brett Scherer from the Zoning Department. Attending via Zoom were Sarah Elsner, Terri Palm-Kostroski, Darcie Wilson, Michael Quinn, and Don Wendt.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 3-0.

5. Explanation of Public Hearing Process by Committee Chair

Supervisor Nass explained the process.

6. Public Hearing

Scherer read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, February 16, 2023, in the **JEFFERSON COUNTY**

HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 SOUTH WISCONSIN DRIVE, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for a conditional use permit. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Final action on **only the rezoning amendments** will be made by the County Board of Supervisors on March 14, 2023.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on February 27, 2023.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R4457A-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property: Rezone 5.5 acres of PIN 026-0616-3413-003 (16.294 ac) to create both a new 5-acre A-2 lot and a 0.5-acre access strip to be added to the adjoining A-2 zone at **N2815 County Road E** on PIN 026-0616-3412-002 (22 ac). Both properties are owned by JART Midwest LLC and are in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Chad presented himself as the petitioner for this rezone. Chad explained the request to rezone for two buildings to be put up to allow for business storage of boats and barges.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Michael Quinn (N2720 County Road E, Palmyra, WI) spoke against the petition. Quinn had concerns regarding a commercial business in a farm area and that the area should be kept residential. Quinn also had concerns regarding more traffic on the road. Don and Mary Wendt (N2757 County Road E, Palmyra, WI) also spoke in opposition of the petition. Wendt had concerns regarding the expansion of businesses in a residential/agricultural area. Wendt also had concerns regarding the proposed driveway access.

REBUTTAL: Chad explained that they would be putting in a driveway right next to the existing driveway. The proposed storage would also be next to another existing business.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if customers would be present at the site and if any signs would be present. Chad explained that retail sales would not take place at the site, but customers may come to look at the product. Chad also stated that a sign would be proposed by the shared driveway, and that there were no concerns with the neighboring operation.

STAFF: Given by Scherer and in the file. Scherer also asked about hours of operation, if any bathrooms were being proposed in the structures, the number of employees, and signage. The proposed hours of operation are primarily in the spring and fall, Monday through Friday from morning until dark. Some operation may take place in winter months as needed. There is a bathroom being proposed in the structure and there would be a couple employees. Chad also confirmed proposed signage up by the road.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2077-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property: Conditional use in a proposed A-2 zone for storage of contractor’s equipment and materials/repair shop on PIN 026-0616-3413-003 (16.294 ac) immediately south of **N2815 County Road E**, Town of Sullivan. This is in accordance with Section 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Chad Smentek (155 Johnston Dr, Dousman, WI) presented himself as the petitioner for this rezone. Smentek explained the request for a conditional use for two buildings to be put up to allow for business storage of boats and barges.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Michael Quinn (N2720 County Road E, Palmyra, WI) spoke against the petition. Quinn had concerns regarding a commercial business in a farm area and that the area should be kept residential. Quinn also had concerns regarding more traffic on the road. Don and Mary Wendt (N2757 County Road E, Palmyra, WI) also spoke in opposition of the petition. Wendt had concerns regarding the expansion of businesses in a residential/agricultural area. Wendt also had concerns regarding the proposed driveway access.

REBUTTAL: Smentek explained that they would be putting in a driveway right next to the existing driveway. The proposed storage would also be next to another existing business.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if customers would be present at the site and if any signs would be present. Smentek explained that retail sales would not take place at the site, but customers may come to look at the product. Smentek also stated that a sign would be proposed by the shared driveway, and that there were no concerns with the neighboring operation.

STAFF: Given by Scherer and in the file. Scherer also asked about hours of operation, if any bathrooms were being proposed in the structures, the number of employees, and signage. The proposed hours of operation are primarily in the spring and fall, Monday through Friday from morning until dark. Some operation may take place in winter months as needed. There is a bathroom being proposed in the structure and there would be a couple employees. Smentek also confirmed proposed signage up by the road.

TOWN: In favor.

CU2078-23 – Cody & Kathryn Stead: Allow farm-type animals in a Residential R-2 zone at **W6585 County Road B**, Town of Aztalan, on PIN 002-0714-1741-004 (2.4 ac). This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

PETITIONER: Cody Stead (W6585 County Road B, Jefferson, WI) presented himself as the petitioner for this conditional use. Stead explained the request to allow for raising chickens and goats on his property to use their byproducts for himself due to a milk allergy. Stead also addressed potential issues for the proximity of his property to the river.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Robert Metzker (W6591 County Road B, Jefferson, WI) spoke in opposition of this petition with concerns regarding the petition's denial at the Town level because of the property being located in the rural hamlet and not allowing for agricultural uses.

REBUTTAL: Stead explained he tried addressing any issues with neighbors and was not aware of his property being located in the hamlet at the time of permit submittal.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked for confirmation on the number of animals being proposed, what structures would be used, and disposal of waste. Stead stated the request is for 10 goats and 20 chickens and that an existing structure would be used. Stead also explained that the waste would be removed from the property, other than a small amount to be used for composting.

TOWN: Denied because the request does not conform to the Town of Aztalan Comprehensive Plan regarding R-2 zone located in the hamlet.

CU2079-22 – James & Darcie Jo Wilson: Convert a single-family home to a duplex at **N6424 S Farmington Rd** on PIN 008-0715-1321-007 (0.617 ac), Town of Farmington in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Darcie Jo Wilson (N6424 S Farmington Rd, Helenville, WI) presented herself as the petitioner for this conditional use. Wilson explained the request to allow for a duplex for an adult family home. The proposal is for 4 bedrooms upstairs and 4 bedrooms downstairs. Wilson also explained the need for more housing of this type.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also confirmed the septic system sizing. Wilson explained that a soil test has been done to allow for expansion of the septic.

TOWN: In favor with the conditions that there will be installed and approved valid sanitary permits with the County and onsite parking for 4 vehicles, off road parking only.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:23 p.m. and was seconded by Supervisor Foelker. Motion passed 4-0 on a voice vote.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate

arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.